

1561-338

7643

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 872

KNOW ALL MEN BY THESE PRESENTS that I, PAUL T. FORD,

of Amherst, Hampshire County, Massachusetts,

being ~~unmarried~~, for consideration paid, grant to JOHN A. SUMMERLIN

of South East Street, Amherst,  
Hampshire County, Massachusetts

with warranty covenants

the land in said Amherst, together with the buildings thereon, situated on the Easterly side of East Pleasant Street, bounded and described as follows:

Beginning at a point on the Easterly side of East Pleasant Street, which point marks the Westerlymost Northwestern corner of the premises herein described and the Southwesterly corner of land of the Hampshire National Bank of South Hadley, thence running S. 84° 43' 05" E. one hundred twenty and twenty-nine hundredths (120.29) feet to an iron pin; thence running N. 05° 27' 10" E. fifty and eighty hundredths (50.80) feet to an iron pin; thence running N. 79° 49' 24" E. sixteen and fifteen hundredths (16.15) feet to an iron pin; thence running N. 34° 15' 35" E. twenty-two and four hundredths (22.04) feet to an iron pin; thence running N. 05° 31' 30" E. seventy and sixty-three hundredths (70.63) feet to an iron pin set in the Southerly side of Pray Street, the last five (5) courses being along land of the said Hampshire National Bank of South Hadley; thence running S. 84° 19' E. along the Southerly side of said Pray Street thirty-two and thirty-four (32.34) hundredths feet to an iron pin; thence running S. 05° 31' 30" W. along land now or formerly of Walter C. Jones ninety and thirteen hundredths (90.13) feet to an iron pin; thence running S. 84° 34' 15" E. along said Jones land one hundred sixty and thirty-nine hundredths (160.39) feet to an iron pin; thence running S. 42° 02' 54" W. along the West Cemetery eighty-nine and six hundredths (89.06) feet to an iron pin; thence running N. 84° 43' 05" W. along land of John A. Summerlin et ux two hundred eighty-five and eighty-five hundredths (285.85) feet to an iron pin set in the Easterly line of said East Pleasant Street; thence running N. 20° 27' 44" E. along the Easterly side of said East Pleasant Street seventeen and nine hundredths (17.09) feet to the point of beginning.

For title see deed of Victoria A. Reed to Paul T. Ford et al, dated September 29, 1966, recorded with Hampshire County Registry of Deeds, Book 1495, Page 90; see also deed of Stephanie C. Sadowski to Paul T. Ford et al, dated July 10, 1967, recorded with said Registry of Deeds, Book 1510, Page 236.

SUBJECT TO the easement, if the same shall now exist, granted to Robert L. Shumway by Ivan G. Reed et al, March 1, 1962, by deed recorded in said Registry of Deeds, Book 1373, Page 128.

SUBJECT TO the easement and right of way granted to the Hampshire National Bank of South Hadley over a portion of the above described premises as described in deed of Paul T. Ford et al to the Hampshire National Bank of South Hadley dated April 3, 1967, recorded with said Registry of Deeds, Book 1504, Page 24.

SUBJECT TO prior mortgages given by said Paul T. Ford et al to the Amherst Savings Bank, one in the original sum of \$175,000.00 and the other in the sum of \$17,000.00 which the grantee herein assumes and agrees to pay.

(\*Individual -- Joint Tenants -- Tenants in Common -- Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967  
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

The nature of the consideration for this conveyance is the conveyance of other land on University Drive in said Amherst, the assignment of a certain option and the assignment of a lease interest.

Handwritten: ~~Handwritten~~ ~~Handwritten~~

~~XXXXXXXXXXXXX~~

Witness my hand and seal this fifteenth day of October 1969

Paul T. Forney



The Commonwealth of Massachusetts

Hampshire, ss.

October 15, 1969

Then personally appeared the above named PAUL T. FORD

and acknowledged the foregoing instrument to be his free act and deed, before me

Sylvia J. Barrett Notary Public - ~~Notary for the State of~~

My commission expires September 18, 1975

October 22, 1969 at 10 O'clock and 03 minutes A.M. Rec'd, Ent'd and Exam'd.